

OUR NEW LISTINGS



HISTORICAL JARVIS STREET MANSIONS, TORONTO

**** EASY UPGRADE TO SINGLE FAMILY USE ****
BED & BREAKFAST / RECORDING STUDIOS

512 Jarvis Street
Asking Price: \$2,599,000

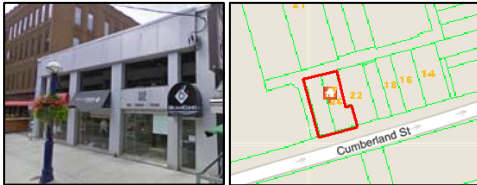
- 7,880 square feet
- 14 guest rooms + kitchen/dining
- 2 large recording studios

[Click here for info](#)

514 Jarvis Street
Asking Price: \$2,599,000

- 7,567 square feet
- 12 guest rooms + kitchen/dining
- Large recording studio

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PRESTIGIOUS YORKVILLE LOCATION 26-28-30 CUMBERLAND STREET

3,968 sq ft site is improved with a two storey 7,440 gross square foot commercial building with holding income. **Asking Price: \$6,900,000**

[Click here for more information](#)

RECENT GTA LARGE RETAIL SALES

A portfolio sale closed April 10, 2012 at \$87,909,993. Details as follows:

160 Main Street South – Brampton – 5.6% Cap – 101,325 sq ft mall located north of Steeles Ave E. Closed at \$28,854,129 or \$285/sq ft.

1555, 1557, 1561, 1563 The Queensway – Etobicoke – 67,004 sq ft mall located east of Hwy 427. Closed at \$27,536,983 or \$411/sq ft.

265 Guelph Street – Halton Hills – 6.0% Cap – 28,492 sq ft mall located west of Winston Churchill Blvd. Closed at \$14,315,033 or \$502.42/sq ft.

1780 Markham Road – Scarborough – A 38,715 sq ft mall located north of Sheppard Ave E. Closed April 10, 2012 at \$17,203,848 or \$305/sq ft.

Source: Marshmet.com

1571 Sandhurst Circle – Scarborough – 7.4% Cap – A 282,000 sq ft enclosed mall located at Finch and McCowan. Closed January 16, 2012 at \$59,250,000 or \$210 per sq ft.

2825 Eglinton Avenue West & 3050 Vega Blvd. – Mississauga – 5.7% Cap – A 553,580 sq ft mall located between Dundas St. W. and Britannia Rd. W. Closed June 15, 2012 at \$171,000,000 or \$309 per sq ft.



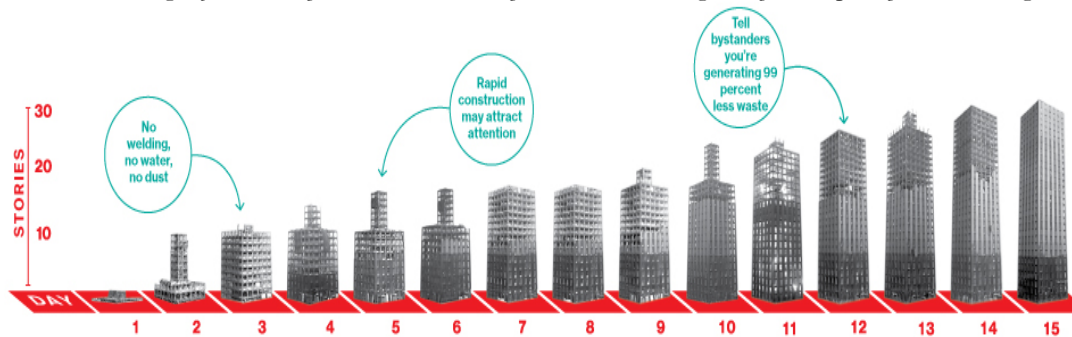
INDUSTRY COMMENTARY: GTA Retail Sales –2012 YTD Review

As of June 25th, retail sales in the GTA for the first half of 2012 have totalled \$613,233,491. Observed cap rates ranged from 7.8% to 5.0%. The month of April saw the most activity so far in 2012 with over 33 transactions totalling over \$273 million occurring. The months of May and June have been the slowest months of the year so far with in both number and total value of transactions. [Click here for more](#)



LIFE LESSONS at PETRUS COMMERCIAL REAL ESTATE CORP- Lesson #55

“The world is moving so fast these days that the man who says it can't be done is generally interrupted by someone doing it.” ~ Elbert Hubbard



What can you accomplish in 360 hours? The Chinese sustainable building company, Broad Group, has achieved another impossible feat - building a 30-story tall hotel in 360 hours. [Click here for to see the video](#)



HIRING

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Year to date, retail buildings and plazas account for 86% of the total transaction value with \$298.59 and \$226.42 million respectively and 97% of the number of transactions (see Chart 3).

YTD seven properties sold at a price per square foot greater than \$800. Chart 3 shows Price PSF vs. Building Size for all retail buildings and plazas. Circle size also represents building size. The 35,000 SF sale for \$904 PSF consists of several retail buildings in Oakville. The sale of 1571 Sandhurst Circle a 282,000 SF enclosed mall is not shown on the chart.

Table 1 – Total Transactions (Volume & Number)

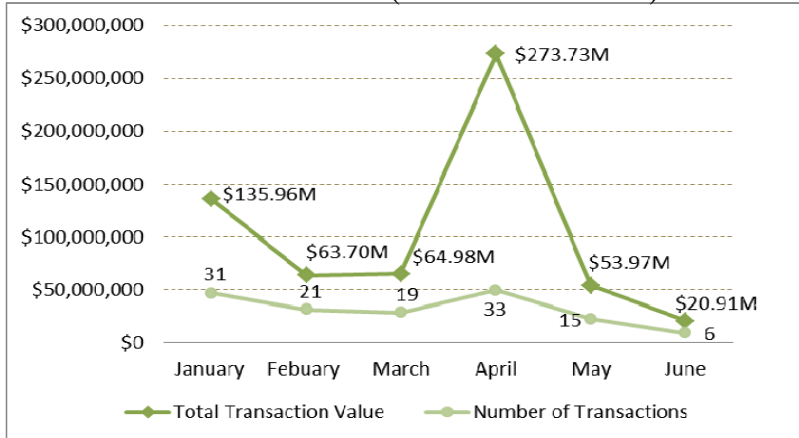


Table 2 – Transaction Volume by Type of Retail

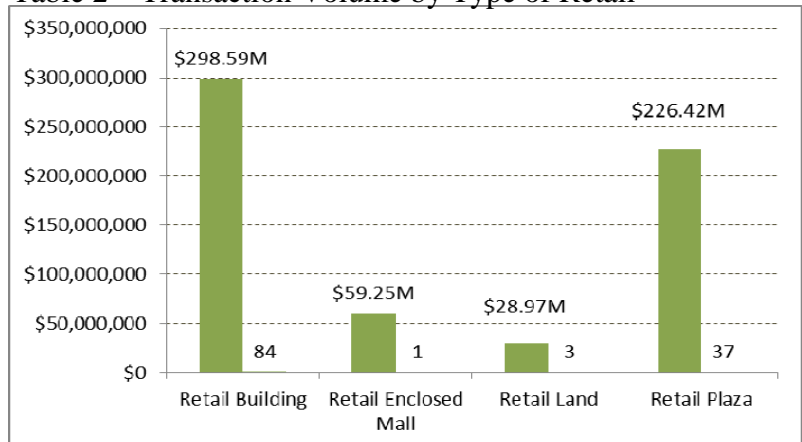
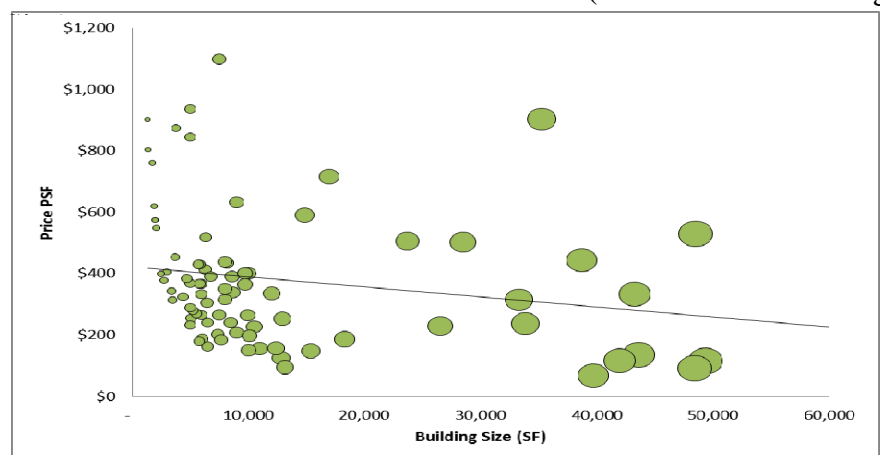


Table 3 – Distribution of Retail Transactions (Price PSF vs. Building)



Source: - The Marsh Report (www.marshnet.com)